

**Application Number** 07/2022/00911/REM

**Address** Land West Of Lancashire Business Park  
Centurion Way  
Farington  
Lancashire

**Applicant** Caddick Development Ltd

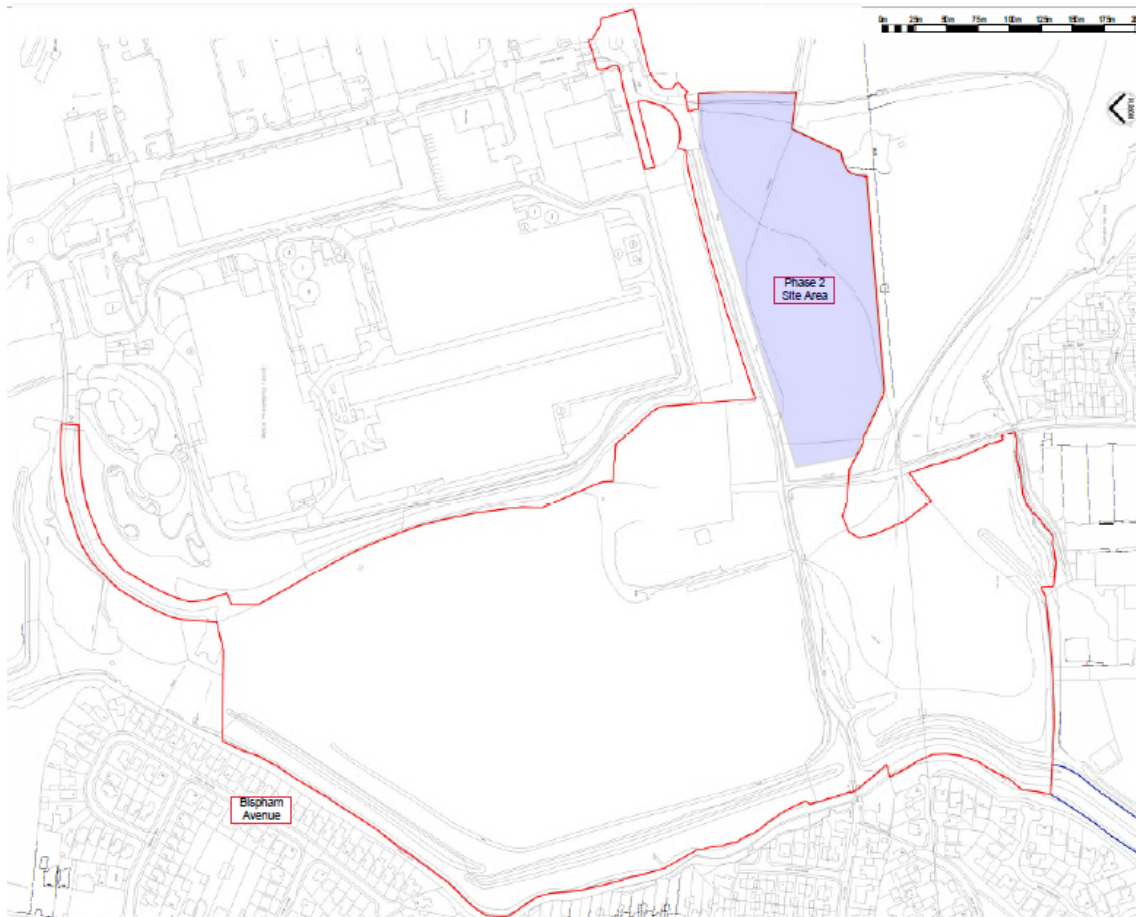
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**Development** Reserved Matters of Appearance, Landscaping, Layout and Scale following outline approval 07/2020/00781/OUT for 2no. buildings totalling 5,388sq.m (Use Classes E(g)/ B2/B8) with ancillary office space and associated works together with updated landscaping scheme and ecological enhancements for the Phase 1 development

**Officer Recommendation** **Approval with Conditions**

Date application valid 09.11.2022  
Target Determination Date 10.02.2022  
Extension of Time 16.06.2023

**Location Plan**



## **Addendum**

This application came before planning committee at its 9<sup>th</sup> February 2023 meeting where it was deferred to allow further discussion between the applicant, residents and officers in respect of issues raised. However, most of the issues related to Phase 1 of the development of this allocated employment site. This application is for Phase 2 of the development but also includes updates to the landscaping scheme approved as part of the Phase 1 Reserved Matter.

Since the committee meeting in February, the applicant has provided the following:

- Updated Masterplan to include the adjacent Grasmere Avenue development so the relationship between the two land uses is clear
- Caddick had already engaged with residents of the adjacent residential development and have now provided a 'Summary of Consultation' document.
- An External Lighting Strategy Plan as per GMEU comments
- Details of the scheme to resolve TV/FM and DAB signals
- Confirmation that the Landscaping is to be brought forward and carried out in the current planting season

The main sections of this report that have been updated are:

Summary of Publicity  
Landscaping  
Biodiversity  
Residential Amenity  
TV and Radio Reception

It was intended to bring this application, and the associated 07/2022/00912/FUL application, before planning committee at the 9<sup>th</sup> March 2023 meeting and both reports were on the agenda but the items were withdrawn by the Chair prior to the meeting, following a request from the applicant.

The applicant request was because construction activities at the site had been blighted by a spate of arson and burglary attempts. The project was entering into an important stage of the construction programme and the applicant wanted to focus entirely on appraising and doubling down on their security measures to ensure their handover to the incoming tenant would be seamless, without other distraction.

Secondly, the Phase 1 planting scheme was about to commence and the applicant wanted to ensure that the proposed landscaping improvements being proposed for approval in the Phase 2 applications is the optimum solution which can be investigated as the other planting is going in.

Accordingly, the applicant requested both applications be targeted for consideration at the committee meeting in June to allow both matters to have run their course.

### **1. Report Summary**

1.1 This Reserved Matters application is for Phase 2 of the overall development of this employment land site allocated under Policy E1 site g) Farington Hall Estate, West of Lancashire Business Park. Outline approval and the Reserved Matters for Phase 1 were both approved by Planning Committee in May 2021 and April 2022 respectively.

1.2 The proposal is for 2 units within Use Classes E(g), B2 and B8 with ancillary office space and parking. Access is off Centurion Way and was approved as part of the outline approval.

1.3 Also proposed as part of this application are updates to the landscaping scheme and ecological enhancements approved as part of the Phase 1 development.

1.4 The application is recommended for approval subject to the imposition of conditions and with reference to conditions imposed on the outline approval.

## **2. Site and Surrounding Area**

2.1 The application relates to the allocated Employment Site, Site g: Farington Hall Estate, West of Lancashire Business Park, Farington. The Farington Hall Estate site measures approximately 21ha and is roughly 'L' shaped. The site was a derelict brownfield site and contaminated, having been used as a landfill site for inert foundry waste. The land was relatively flat scrubland with areas of trees, including areas protected by Tree Preservation Orders.

2.2 An earth bund visually separates the site from the adjacent River Lostock to the western boundary. Residential properties are located beyond the River Lostock and also to the south/south-east. To the north-east and east is the Lancashire Waste Technology Park and the Lancashire Business Park beyond with the Leyland Truck factory to the north. Further commercial and industrial uses are to the south-west within the Tomlinson Road Industrial Estate.

2.3 There is a protected woodland at Farington Hall Wood to part of the southern boundary. The land to the west, formerly part of the Farington Hall Estate site, is a recently completed residential development site accessed off Grasmere Avenue.

2.4 Within the allocated employment site was the site of the former Lower Farington Hall and associated buildings and moat which was located towards the eastern boundary and was of archaeological interest.

2.5 The site benefits from outline planning approval for development of up to 56,904sqm) of light industrial (E(g) Use), general industrial (B2 Use), storage and distribution (B8 Use) and ancillary office (E(g) Use) floorspace. Part of the site also benefits from Reserved Matters approval for up to 51,794sq m building (Use Class B8) with ancillary office space and associated work and this development has commenced.

2.6 The part of the site this current Reserved Matter application relates to is located to the south-eastern part of the wider site with Centurion Way to the east; the new residential development off Grasmere Avenue to the south and the proposed biodiversity enhancement area to the west. The waste technology plant lies to the north.

## **3. Planning History**

- 07/1979/1138 Tipping of Factory and Foundry Waste – Approved
- 07/2019/12549/SCE Request for Screening Opinion (Environmental Impact Assessment) Regulations (2017) – EIA not required
- 07/2020/00672/SCE Request for Screening Opinion for Proposed employment use led development at Farington Hall Estate – EIA not required
- 07/2020/00782/SCE Request for a Screening Opinion for Proposed employment use led development at Farington Hall Estate, Farington – EIA not required
- 07/2020/00781/OUT Outline planning application (all matters reserved apart from access from the public highway) for up to 612,500sqft (56,904sqm) of light industrial (E(g) Use) general industrial (B2 Use), storage and distribution (B8 Use) and ancillary office (E(g) Use) floorspace. Approved
- 07/2021/00966/REM Application for Reserved Matters of Scale, Layout Appearance and Landscaping following outline approval 07/2020/00781/OUT for up to 51,794 sq m building (Use Class B8) with ancillary office space and associated works – Approved

- 07/2022/00912/FUL for the erection of a Class B2/B8/E(g) Use building of 3,065 sq m with ancillary office space, associated parking, landscaping and infrastructure is currently pending

#### **4. Proposal**

4.1 This Reserved Matters application seeks approval for matters of Appearance, Landscaping, Layout and Scale following outline approval 07/2020/00781/OUT for 2 buildings totalling 5,388sqm within Use Classes E(g)/B2/B8 with ancillary office space and associated works together with updated landscaping scheme and ecological enhancements previously approved as part of the Phase 1 Reserved Matters.

4.2 Unit 2 will measure 57.5m by 52.5m with Finished Floor Levels of 27.6, a double pitched roof over with a ridge height of 12.8m and an eaves height of 11.5m. The unit will have a mezzanine floor of 11m by 7.5m to provides for a reception, locker room and showers at ground floor and a meeting room and WC's at first floor. Externally the corner where this 2 storey element is located will be glazed. This faces the access road and no windows will be in the southern elevation facing the boundary. The service yard will be to the western side and will have 3 level goods doors, bin store, and Air Conditioning (AC) compound. 31 parking spaces will be within the service yard with a further 16 spaces to the northern side accessed directly off the access road. Parking provision includes disability parking and dual car charging points.

4.3 Unit 3 will measure 79.5m by 48.5m with a Finished Floor Level of 28.3, with a double pitched roof over with a ridge height of 12.8m and an eaves height of 11.5m. The unit will have an 'L' shaped mezzanine floor measuring 5.5m wide by 12.8m long with the 'L' being 5.5m by 4.5m. It will provide for a reception, locker room and WC/shower at ground floor and a meeting room, store room and WC's at first floor. Again, the corner where this 2 storey element is located will be glazed and faces the access road with no windows in the southern elevation facing the boundary. The service yard will be to the north of the unit with 4 No level goods doors. Parking will be to the western side, providing 40 spaces, including disability parking and dual car charging points.

4.4 Both units will be finished in vertical profile cladding in anthracite and merlin grey with the roof being goosewing grey

4.5 The landscaping for the wider site was agreed with the previous Reserved Matters approval for Phase 1 of the development. This Landscaping is to be updated through amended plans and essentially includes additional landscaping around the phase 2 development and along the southern boundary which lies adjacent to a recently built housing development. The planting schedule has also been amended, including the addition of 13 species together with amendments to the location of some trees to ensure no clashes with proposed level changes, utilities, and fencing.

4.6 The revised landscaping and ecological enhancements will still be managed as detailed within the Landscape and Ecology Management Plan by Urban Green dated August 2021 as required under Condition 3 of the Phase 1 Reserved Matters approval 07/2021/00966/REM.

4.7 Since deferral, the landscaping proposals for the Phase 2 development are to be brought forward to this year's planting season rather than following completion of the development. It is also proposed including additional trees to fill in any gaps in the existing landscaping.

4.8 The outline approval included a number of planning conditions which required details to be submitted for any reserved matters application and therefore these are also being discharged as part of this reserved matters application. For reference, the relevant documentation is as follows:

Condition 13 and 15 - Noise Impact Assessment;

Condition 30 - Employment and Skills Training Plan;  
Condition 32 - Details of Ground Levels; and  
Condition 33 - Details of Overland Flood Flows.

## 5. **Submitted Documents**

5.1 To support the application, the following documents have been submitted:

6. <b>Document</b>	<b>Consultant</b>
Application Form	NJL Consulting
Planning Statement	NJL Consulting
CIL Form	NJL Consulting
Design & Access Statement	KPP Architects
BREEAM Pre-Assessment	Hydrock
Pre-Construction TV/FM & DAB Reception Survey	SCS
External Lighting Planning Statement	CWC
Employment and Skills Training Plan (Condition 30)	Caddick
Noise Impact Assessment (Condition 13 and 15)	BWB Consulting
Drainage Technical Note (Condition 33)	JPG
Daylight and Sunlight Assessment	GIA
Remediation Strategy	JPG

The following drawings/plans have also been submitted to support the application.

Location Plan 2000 Rev P1  
Masterplan 2001-2 Rev P1  
Proposed Site Plan 2001 Rev P1  
Unit 2 Building Plan 2002 Rev P1  
Unit 3 Building Plan 2003 Rev P1  
Unit 2 Elevations 2004 Rev P1  
Unit 3 Elevations 2005 Rev P1  
Fencing Details 2006 Rev P1  
Cycle Storage Details 2007 Rev P1  
Bin Store Details 2008 Rev P1  
External Materials 2009 Rev P1  
Unit 2 Roof Plan 2010 Rev P1  
Unit 3 Roof Plan 2011 Rev P1  
Proposed Levels 2012 Rev P1  
External Lighting Plan 1720-EX-6302-P4  
Soft Landscaping Plan UG\_35\_LAN\_SL\_DRW\_13 Rev P08  
Hard Landscaping Plan UG\_35\_LAN\_HL\_DRW\_11 Rev P08  
General Arrangement Plan Phase 2 UG\_35\_LAN\_GA\_DRW\_10 Rev P10  
Ecological Enhancements Plan UG\_35\_ECO\_EEP\_01 Rev P13  
Hard Landscape Plan UG\_35\_LAN\_HL\_DRW\_02 Rev P13  
Soft Landscape Plan Sheet 1 of 5 UG\_35\_LAN\_SL\_DRW\_03 Rev P20  
Soft Landscaping Plan Sheet 2 of 5 UG\_35\_LAN\_SL\_DRW\_04 Rev P12  
Soft Landscape Plan Sheet 3 of 5 UG\_35\_LAN\_SL\_DRW\_05 Rev P09  
Soft Landscape Plan Sheet 4 of 5 UG\_35\_LAN\_SL\_DRW\_06 Rev P11  
Soft Landscape Plan Sheet 5 of 5 UG\_35\_LAN\_SL\_DRW\_07 Rev P16  
Landscape General Arrangements Plan UG\_35\_LAN\_GA\_DRW\_01 Rev P20

Since deferral, the applicant has provided the following plans/documents/images:

Masterplan UG\_35\_UD\_DRG\_MPlan\_05 rev A  
Location Plan 2000 P1 (to show phase 2 in context of wider site)  
Summary of Consultation  
External Lighting Strategy Plan 1720-EX-6302 P7

Revert back to Landscaping Plan 5 of 5 UG\_35\_LAN\_SL\_DRW\_07 Rev P16  
Unit 4 Site Section 2110  
CGIs Farington PHASE 2 CAM01 and Farington PHASE 2 CAM02 (previously shown within the DAS document)

## 7. Summary of Publicity

7.1 Neighbouring properties were notified and site notices posted in the vicinity of the site. Six letters of representation were received, objecting to the proposal on the following grounds.

- Submitted TV and Radio reception survey show some impact to the middle of Bispham Avenue, the survey needs expanding to include mobile cell coverage
- Coverage lobes from the local cell towers will be blocked and/or reflected by new units
- Concern regarding the detrimental environmental impact this will have on biodiversity in the area. This has already been severely affected by the developments to date.
- Huge numbers of mature trees that have been torn down already and looking at the plans this looks like it will go further still
- Efforts should be made to amend plans and reposition things in order to retain as many of the mature trees as possible.
- A thin strip of small bushes around these planned buildings does not in any way compensate for the loss of mature trees and biodiversity that will follow.
- It's clear from the current works that there will be a significant impact to visual amenity – this is clearly visible from Croston Road to all residents in the area.
- No survey or assessment of visual amenity in the documents available in the planning portal so this should be carried out as a minimum.
- The access to the site is already severely congested at peak times the road infrastructure in the area is simply unable to cope with yet more traffic.
- This is not only a congestion issue but one of highway safety. Here also I could find no traffic survey in the list of available documents.
- There is less and less green space in the area and it seems to me the council are hell bent on destroying any wildlife and green space that remains for the sake of gaining more funds.
- We have more than enough noise with traffic using Wheelton Lane as a race track by cars, vans, lorries refuse trucks, and the rest.
- The letter dated 16 November indicates 2 buildings totalling 5,388sq.m, however on the application that 07/2020/00781/OUT relates to it states for up to 56,904sq.m?
- This application does not show the current monstrosity that is being erected currently and has multiple buildings on it
- There has been no consideration of local residents at any point and you are just going through the motions and covering over all the issues raised which have been numerous
- please be assured that if there is nuisance noise and issues that arise from these developments, I shall be contacting you on every occasion.
- It's all about cash generation for the both the Farington parish and South Ribble councils and as for generating extra jobs I wish you well in resourcing for these.
- We already have an over bearing building and now you are going to approve more!!!
- Noise & Hours for business – 24/7 access and vehicle movement
- Traffic Generation– increase of traffic / HGV's to and from the site
- Air pollution – increase vehicle movement generation of emissions
- Light pollution – Site / car park / Vehicle lights / HGV lights
- Loss of privacy – car park, vehicle movement closest to resident of Bispham Ave
- Offices overlooking Properties on Bispham Ave Bedrooms and Gardens
- Development has destroyed the local area and residents' wellbeing this has caused local residents a huge amount of stress and is ruining our quality of life
- Phase 1 does not have enough screening in place for residents and the temporary bunding is going to be reduced this is not acceptable, and 6ft fencing is not enough to protect us from the traffic, Lights and noise.

- We spent a number of years when global renewables built on the land to get adequate screening which was finally approved, we should be supported by our council and not having to fight with them every step of the way to ensure the same happens with the Caddick's Development.
- We now also believe offices are being placed on the north side of the building overlooking our bedrooms, living room and gardens. IS THIS A JOKE?
- We are currently being impacted by noise, visual and light pollution from phase 1, How is this going to get any better?
- Phase 2 now shows road access to the site off Centurion Way. Why is this road not being used for both sites as stated in the South Ribble local plan?
- We are just ticking boxes here, but please can residents' concerns not be brushed to one side!!
- Once again, we extend our offer for the planning committee to visit our homes to see the impact of this.

7.2 Since deferral, Caddick has provided a summary of their own consultation with residents, advising they held two public consultations in July 2022 by distributing leaflets to over 2,600 residential and business addresses, directing people to the dedicated project website. During the consultation ten emails were received from residents of the Grasmere Avenue development, relating to:

- Public footpaths
- Noise during construction
- Acceptance of the development
- Questions about the height of the proposed buildings
- Vehicle access to the site
- Landscaping plans
- Light pollution
- Loss of property value
- Wildlife
- Air pollution
- Additional traffic in the area

7.3 Each email received was provided a dedicated response to answer the queries and concerns of the neighbouring residents.

7.4 Following the submission of the phase 2 applications in November 2022, the project website was updated to provide residents with more information on the final plans and submitted technical information. To inform people of the update a leaflet was issued to the 242 residents in and around Grasmere Avenue. The updated website has been viewed 2,116 times and the contact form received 3 further responses. The key themes raised were:

- Design of the building
- Traffic from the new development
- Dust from phase one construction

7.5 Caddick have responded directly to the additional responses received including one received following planning committee on the 9th of February 2023. Further discussions, following the applications deferral, have taken place with some of the residents of Grasmere Avenue to provide clarity on landscaping, height of the buildings and any impacts on residential amenity.

7.6 As a direct result of these discussions, the landscaping programme has been amended to be introduced prior to development at the next planting season. This will ensure that the units will be screened as soon as possible and allow the landscaping to develop alongside the construction of the units.

7.7 Further technical details have been provided alongside this statement to include cross sections, additional land use masterplans and lighting contour plan to detail specifically the level of impacts on residential amenity and ensure concerns are properly addressed.

## **8. Summary of Consultations**

8.1 **County Highways** have no objections, commenting that the application site forms part of the wider consented development under 07/2020/00781/OUT which was granted outline planning permission in May 2021. On this basis the principle of development and its traffic to this site was accepted for the outline permission. Therefore, County Highways consider the proposal should have a negligible impact on highway safety and capacity, at this industrial location.

8.2 As stated in the responses to the outline and reserved matters for phase 1 applications, the new access roads would not be considered for adoption by LCC as they would not connect to an existing adopted highway.

8.3 County Highways are satisfied with the proposed level of parking and number of disabled parking bays and E.V charging bays on proposed site plan, drawing 2001 together with the parking layout.

8.4 They further comment that the submitted cycle 'storage' appears to be for wall mounted hoops, but no location is given for these. The storage should be internal, or a separate cycle store and therefore have included a suitable condition. They also require conditions in respect of the surfacing of the car parking area; to ensure the provision of an electrical supply suitable for charging an electric motor vehicle and that covered and secure cycle parking is provided, prior to first occupation of the buildings.

8.5 **Environmental Health** have no objections, commenting in terms of noise, lighting and contamination, as follows:

*Noise - The submitted noise impact assessment, Reference MCA2094-Phase 2-04 BWB, includes mitigation measures in Section 5 which need to be implemented to ensure the development does not cause dis-amenity to nearby residential properties.*

*Light - Lighting should be installed as per the submitted plan/statement to ensure the development does not affect nearby sensitive receptors.*

*Contaminated Land - This aspect of the development has already been dealt with by comment from the Environment Agency, including the need for a Remediation Statement for completeness.*

8.6 **Environment Agency** have reviewed the submitted information and have no objection to the Reserved Matters application as proposed. The EA advise that they have previously undertaken a detailed review of the hydraulic model supplied for the wider development site for Reserved Matters 07/2021/00966/REM and this has also been used as part of the assessment for this Reserved Matters application.

8.7 The EA also provide advice for the applicant on the Environmental permit for the site which can be included as an informative note on the decision notice and is set out in the body of this report under the 'Flood Risk' Section of this report.

8.8 The EA also advise on Contaminated Land which was addressed at outline stage and, again, is set out in the body of this report in the 'Contaminated Land' section.



8.9 Finally, the EA advise that, due to the proximity to an existing industry regulated by the EA, they provide advice to both the LPA and applicant as, being located close to a waste facility could result in people at the new development being exposed to impacts including odour, noise, dust and pests. This can be included as an informative note on the decision notice and is again reported fully in the body of this report.

8.10 **United Utilities** advise that they have previously commented on the Outline Application (Planning Ref: 07/2020/00781/OUT) and their previous response (Our Ref: DC/20/3582) is available from the Local Planning Authority.

8.11 In respect of drainage, in accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the surface water should drain in the most sustainable way. Further to UU's review of the submitted drainage documents proposing discharging surface water into the watercourse, they confirm the proposals are acceptable in principle.

8.12 **Lead Local Flood Authority** have no objections to the proposals. However, if there are any material changes to the submitted information or additional information provided after this response which impact surface water, they would want to be re-consulted

8.13 **Ecology** have considered the submitted landscape details and recommended that some species are removed and replaced with locally native species.

8.14 GMEU advise that the specification for the marginal/aquatic planting is adequate.

8.15 In terms of the lighting scheme, GMEU initially advised that it only covers the location of the associated application 07/2022/00912/FUL and therefore recommend that a lighting scheme be submitted. The External Lighting Strategy plan has been updated to cover all of the phase 2 development.

8.16 With regards to biodiversity, attention should be paid to the southern boundary of the built form and the wooded stream edge to the west. GMEU initially advised that a contour plan should be submitted which indicates the extent of the light spillage onto these sensitive features. Following submission of the External Lighting Strategy plan, GMEU confirm that they are satisfied that the external lighting will not negatively impact on the existing higher value ecological features that could be utilised by bats and/or otter. No further information or additional conditions are therefore required but the lighting plans should be conditioned as approved documents

8.17 A CEMP is also required to consider the protection of retained ecological features and vegetation clearance. The outline approval secured this so there is no requirement to impose this condition again.

8.18 GMEU consider that it is not clear if any of the INNS (Invasive Non-Native Species) including Japanese knotweed occur within the footprint of this element of the scheme and therefore recommend that a prior to commencement condition is imposed. Again, the outline approval secured this.

8.19 It should be noted that badger occurred on the site and that GMEU recommended that updated surveys should be secured via condition. An updated survey was undertaken in 2021, which is now over 18 months old. It is therefore recommended that a condition be imposed to ensure that this matter is not overlooked. This is considered reasonable and necessary.

8.20 **Arboriculturist** was consulted following comments from GMEU on the removal of 2 tree species. He advised that the RHS have no issues recommending these trees for planting in the UK, whilst they may not be the most beneficial for biodiversity it does provide screening relatively quickly and would have no objection to them being included.

8.21 **Calico** were consulted but made no comments.

8.22 **Economic Development** advised that overall, they are happy with the content of the Employment and Skills Training Scheme but make some recommendations

8.23 **National Grid** were consulted but made no comments.

## **9. Policy Considerations**

9.1 The outline planning application 07/2020/00781/OUT was considered in terms of the National Planning Policy Framework and the following policies in the Central Lancashire Core Strategy:

Policy 2: Infrastructure

Policy 3: Travel

Policy 9: Economic Growth and Employment seeks to identify 454 hectares of land for Policy

Policy 10: Employment Premises and Sites

Policy 15: Skills and Economic Inclusion

Policy 16: Heritage Assets

Policy 17: Design of New Buildings

Policy 21: Landscape Character Areas

Policy 22: Biodiversity and Geodiversity

Policy 27: Sustainable Resources and New Developments

Policy 29: Water Management

Policy 30: Air Quality

9.2 The following South Ribble Local Plan policies were also considered:

Policy E1: Allocation of Employment Land Site g: Farington Hall Estate, West of Lancashire Business Park, Farington

Policy G8: Green Infrastructure and Networks – Future Provision

Policy G12: Green Corridors/Green Wedges

Policy G13: Trees, Woodlands and Development

Policy G14: Unstable or Contaminated Land

Policy G15: Derelict Land Reclamation

Policy G16: Biodiversity and Nature Conservation

Policy G17: Design Criteria for New Development

9.3 In terms of this Reserved Matters application, the relevant policies are:

### **9.4 Core Strategy Policy 17: Design of New Buildings**

The design of new buildings will be expected to take account of the character and appearance of the local area, including the following:

siting, layout, massing, scale, design, materials, building to plot ratio and landscaping.

(b) safeguarding and enhancing the built and historic environment.

(c) being sympathetic to surrounding land uses and occupiers, and avoiding demonstrable harm to the amenities of the local area.

(d) ensuring that the amenities of occupiers of the new development will not be adversely affected by neighbouring uses and vice versa.

(e) linking in with surrounding movement patterns and not prejudicing the development of neighbouring land, including the creation of landlocked sites.

(f) minimising opportunity for crime and maximising natural surveillance.

(g) providing landscaping as an integral part of the development, protecting existing landscape features and natural assets, habitat creation, providing open space, and enhancing the public realm.

(h) including public art in appropriate circumstances.

(i) demonstrating, through the Design and Access Statement, the appropriateness of the proposal.

(j) making provision for the needs of special groups in the community such as the elderly and those with disabilities.

(k) promoting designs that will be adaptable to climate change, and adopting principles of sustainable construction including Sustainable Drainage Systems (SuDS); and

(l) achieving Building for Life rating of 'Silver' or 'Gold' for new residential developments.

(m) ensuring that contaminated land, land stability and other risks associated with coal mining are considered and, where necessary, addressed through appropriate remediation and mitigation measures.

### 9.5 Local Plan Policy G17: Design Criteria for New Development

Planning permission will be granted for new development, including extensions and free standing structures, provided that, where relevant to the development:

- a) The proposal does not have a detrimental impact on the existing building, neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density, massing, proximity, or use of materials. Furthermore, the development should not cause harm to neighbouring property by leading to undue overlooking, overshadowing or have an overbearing effect;
- b) The layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and will provide an interesting visual environment which respects the character of the site and local area;
- c) The development would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Policy F1, unless there are other material considerations which justify the reduction such as proximity to a public car park. Furthermore, any new roads and/or pavements provided as part of the development should be to an adoptable standard;
- d) The proposal would sustain, conserve and where appropriate enhance the significance, appearance, character and setting of a heritage asset itself and the surrounding historic environment. Where a proposed development would lead to substantial harm or loss of significance of a designated heritage asset, planning permission will only be granted where it can be demonstrated that the substantial public benefits of the proposal outweigh the harm or loss to the asset; and
- e) The proposal would not have a detrimental impact on landscape features such as mature trees, hedgerows, ponds and watercourses. In some circumstances where, on balance, it is considered acceptable to remove one or more of these features, then mitigation measures to replace the feature/s will be required either on or off-site.

## 10. Material Considerations

### 10.1 Background/Principle of Development

10.1.1 The site was a derelict brownfield site and was used as a landfill site for inert foundry waste. It was allocated for employment use under Policy EMP1 site D in the Local Plan 2000 and this allocation was brought forward under Policy E1 site g) in the Local Plan 2015. The justification to Policy E1 advises that sites allocated as employment sites ensure that there are the necessary employment and skills opportunities in local areas. These sites have been allocated based on their appropriate and sustainable locations.

10.1.2 Within the description of Site g) in the Local Plan, it refers to the site having been split into two sites to enable separate parts of the site to be allocated for both employment and housing. The housing element is allocated under Policy D1 Site L: Land West of Grasmere Avenue, Farington. The Policy advises that the residential development would be expected to act as an enabling development to assist the delivery of the adjoining employment allocation. Planning consent was granted for the construction of 160 dwellings on Site L and

development is nearing completion. As part of the planning permission for Site L, a Section 106 was entered into to secure a commuted sum of £454,400.00 *“to be expended on measures which facilitate the development and use of the Employment Land for purposes which are likely to result in the growth of employment prospects within the South Ribble area such measures may include but are not limited to the provision of infrastructure, access, roadways, footpaths, sewers, drains, telecommunications equipment the provision of utilities and civil engineering works”*. It is understood that the money paid to facilitate the access has meant this financial obligation is fulfilled.

10.1.3 Development proposals for the site were subject to formal pre-application discussions between the applicant, the local planning authority and highways authority, along with local community consultation. The proposals have also been subject to Environmental Impact Assessment ‘Screening’ which confirmed the proposals are not EIA development for the purposes of the relevant legislation.

10.1.4 Outline application 07/2020/00781/OUT was then approved and further established the principle of development of the site for up to 56,904sqm of light industrial (E(g) Use), general industrial (B2 Use), storage and distribution (B8 Use) and ancillary office (E(g) Use) floorspace together with the means of access to the site.

10.1.5 This was following by a Reserved Matters application for Phase 1 of the development for a single building of up to 51,794 sq m within Use Class B8 with ancillary office space and associated works which was approved in April 2022.

10.1.6 This current Reserved Matters application is for Phase 2 of the development and proposes 2 further units, totalling 5,388sq.m (Use Classes E(g)/ B2/B8) with ancillary office space and associated works

10.1.7 Additionally, a full planning application has also been submitted for a building of 3,065 sqm with ancillary office space, associated parking, landscaping and infrastructure which will be determined by planning committee at the same meeting as this application.

## 10.2 Access

10.2.1 Access was approved at outline stage where it was agreed that Phase 1 would be accessed off Enterprise Drive via an extension to Sustainability Way, both within the existing Lancashire Business Park. Phase 2 is accessed off Centurion Way via an existing mini-roundabout to the end of Centurion Way. The approved plan is 2371-F01 Rev J 'Proposed Access Points' and was secured by condition 2 of the outline approval.

10.2.2 This Reserved Matters application is for 2 units which will be accessed off the Centurion Way access.

10.2.3 County Highways have no objections, commenting that the application site forms part of the wider consented development under 07/2020/00781/OUT which was granted outline planning consented in May 2021. On this basis the principle of development and its traffic at this site was accepted for the extant permission.

10.2.4 Points of objection raised to this current application include that the access to the site is already severely congested at peak times and the road infrastructure in the area is simply unable to cope with yet more traffic. This is not only a congestion issue but one of highway safety. However, County Highways, the Highway Authority, consider the proposal should have a negligible impact on highway safety and capacity at this industrial location.

10.2.5 As stated in their responses to the outline and phase 1 reserved matters applications, the new access roads would not be considered for adoption by LCC as they would not connect to an existing adopted highway.

10.2.6 It must be re-iterated that the means of access for the whole site was approved at outline stage.

### 10.3 Parking

10.3.1 Unit 2 has its service yard to the west of the building and includes parking for 15 vehicles. There is a further parking area to the north of the building directly off the access road for 16 vehicles, including 2 mobility spaces and 2 EVR points, a total of 31 spaces overall.

10.3.2 Unit 3 has its service yard to the north of the building with a car parking area to the west for 40 vehicles, including 2 mobility spaces and 2 EVR points.

10.3.3 County Highways are satisfied with the proposed level of parking and number of disabled parking bays and E.V charging bays on proposed site plan, drawing 2001 together with the parking layout.

10.3.4 They also comment that the submitted cycle 'storage' appears to be for wall mounted hoops, but no location is given for these. The storage should be internal, or a separate cycle store and therefore a condition is required to secure the submission of a cycle storage scheme. County Highways also require conditions in respect of the surfacing of the car parking area and to ensure the provision of an electrical supply suitable for charging electric motor vehicles.

### 10.4 Layout

10.4.1 The outline application was supported by an illustrative masterplan which demonstrated how the scheme could be accommodated within the development phases. For Phase 2, the masterplan illustrated 3 industrial units, each of similar scale. These would be accessed off the approved vehicular access from Centurion Way and would be located to the southern part of the application site and to the north of newly constructed dwellings on the residential development site known as land off Grasmere Avenue.

10.4.2 As part of the design process for this current Reserved Matters application, it was found that this type of layout is the most efficient and viable solution for the phase 2 parcel. However, there is a variation in the layout from the illustrative masterplan in that Unit 3 has been re-orientated 90 degrees, now being orientated facing the northern access road.

10.4.3 The supporting planning statement advises that: *this re-orientation is as a result of noise modelling undertaken which showed there to be exceedances of noise emissions to local sensitive receptors unless Unit 3 was repositioned. With the building orientated in the way now proposed it will act as an acoustic barrier to the service yard and ensure appropriate noise levels associated with the development were not exceeded. With regards to Unit 2, the modelling did not determine this requirement, and noise related to this can be appropriately mitigated through the use of acoustic fencing.*

10.4.4 Vehicular access is as previously approved at outline stage off Centurion Way and leads to the service yard and parking area of Unit 3 which is to the north of the building. It then carries onwards to the parking area for Unit 2, which again is to the north of the building. The access road terminates at the entrance to the service yard to Unit 2 which is to the west of the building.

10.4.5 The individual buildings and their service yards/parking areas are enclosed with Paladin perimeter fencing with a 2.4m high gate for entry. Where appropriate this has been supplemented with heightened specialist acoustic fencing to minimise noise impacts on existing noise sensitive receptors in the vicinity of the site from break out noise, deliveries, plant and car parking and movements. The issue of noise impact is discussed fully within the 'Noise' section of this report.

### 10.5 Scale

10.5.1 The Outline description of development set the parameter of up to 56,904sqm of floorspace. The reserved matters for the Phase 1 development sought permission for one unit of up to 51,793.49sqm, although the actual building was 50,539 sqm which allows for a remaining 6,365sqm of floorspace against the outline permission

10.5.2 The proposed scale for the two units is as follows and is within the extent of the development parameters detailed at outline stage:

Unit 2 – 2,601 sqm

Unit 3 – 3,345 sqm

**Total – 5,946 sqm**

10.5.3 The supporting planning statement advises that “*the scale of floorspace for each of the proposed units is considered a ‘mid box’ size and is a type of unit which can accommodate a diverse tenant requirement from local to international businesses*”.

10.5.4 The Outline Planning Permission did not explicitly set or limit the building heights although parameters were set for potential maximum building heights of 15m to 25m generally with localised building heights of up to 30m Above Ordnance Data (AOD). Both of the proposed buildings are 11.5m in height to eaves and 12.8m to ridge. The proposals are therefore within the parameters set at outline stage. The buildings have finished floor levels of 27.60 and 28.30 respectively on ground levels of 26.4 to the western side, rising to 31.05 to the eastern side of the site.

10.5.5 In conclusion, the scale of the proposed buildings are in line with the building heights plan considered at outline planning permission and therefore this reserved matters proposal for two building is considered acceptable in terms of scale.

## 10.6 Appearance

10.6.1 In terms of the appearance of the proposed buildings, both will be finished in vertical profile cladding in anthracite and merlin grey with the roof being goosewing grey. The Design and Access Statement advises that: *the proposed development will be of a high-quality design and make use of appropriate materials which make a positive contribution to the character and immediate vicinity of the site.*

*The material palette would be simple, reflecting materials sympathetic to the industrial location, whilst being mindful of delivering high quality, practical and sustainable working environments with recognition of nearby residential areas.*

*The treatment of the new building elevations breakdown the mass of the established industrial building footprints and typical materials. They propose a lighter, simpler palette of contemporary materials, colours and textures that limit visual impact against the heavy appearance of the surroundings. The elevational treatment is to be a contrasting colour palette from dark to light to break down the elevations and soften the appearance of the building.*

10.6.2 When viewed from the residential properties on the Grasmere Avenue development, the proposed buildings will be viewed against an industrial setting and backdrop of large employment units within the Lancashire Business Park and the Waste Technology Plant. As such, it is considered that the proposed design and appearance is acceptable in this context.

## 10.7 Landscaping

10.7.1 The Landscaping was approved for the whole site as part of the Reserved Matters for Phase 1 of the development together with further details approved through the discharge of planning conditions.

10.7.2 The proposal for these 2 units includes planting and landscaped around the units together with the areas adjoining the car parking areas and boundary fencing. The submitted Landscaping Plans provide specification for this planting and landscaping which includes

amenity grass areas, street tree planting and semi-native shrub mix planting. The planting ties in with the approved landscaping details to ensure consistency in treatments.

10.7.3 In terms of the landscaping previously agreed under the Reserved Matters for Phase 1, this was secured by Condition 2 which listed the approved plans by plan reference number. This Reserved Matters application seeks to substitute the approved drawings. The supporting statement advises that:

*On preparation of these applications, further consideration has been given to both the ecological enhancements plan and landscaping proposals around the phase 2 parcel particularly along the southern boundary which lies adjacent to a recently built out housing development. The revised plans will ensure the proposals fully consider the wider uses by increasing planting on the southern boundary. The planting schedule changes include the following:  
Additional number of specimen/screening trees which will enhance screening of southern boundary (blue figures with "+" stands for additional species):*

*Alnus glutinosa (200-250cm, multistem) +5  
Betula pubescens (450-500cm) +8  
Picea omorika (550-600cm) +16  
Other species that changed during plans amendments:  
Sorbus aria (girth 8-10cm) +4  
Prunus x schmitti (girth 8-10cm) +2  
Betula pendula (girth 8-10cm) +1  
Prunus avium (girth 8-10cm) +1  
Prunus padus (girth 8-10cm) -10  
Alnus glutinosa -7  
Sorbus aucuparia -5  
Betula pendula (girth 12-14cm) -2  
Crataegus monogyna (girth 8-10cm) -1*

*Overall, there are 13 species more in the proposed tree planting.*

*To accommodate screening, some trees needed to be relocated or omitted to allow appropriate space. The tree planting proposal was maximised to ensure the appropriate screening however it is worth mentioning that is limited due to the available space and proposed slope*

*There have also been some minor amends to the location of some trees to ensure no clashes with proposed level changes, utilities, and fences ensuring deliverability as well as an additional section of hard standing adjacent to the eastern boundary of phase two to allow for policy compliant car parking for the unit proposed under the full application.*

*As detailed the revised landscaping and ecological enhancements will still be managed as detailed within the Landscape and Ecology Management Plan by Urban Green dated August 2021 as required under Condition 3.*

10.7.4 The supporting planning statement concludes that the changes proposed are a betterment of the landscaping position.

10.7.5 GMEU considered the submitted landscape details and recommended that two species be removed and replaced with locally native species but the specification for the marginal/aquatic planting is adequate. However, the landscaping was approved and agreed under the first RM application with those two species in place. Particularly, the species Serbian pine (Picea Omorika) is an evergreen tree which has other benefits in that it provides year round screening. The Council's Arboriculturist has advised that the RHS have no issues recommending these trees for planting in the UK, whilst they may not be the most beneficial for biodiversity it does provide screening relatively quickly and has no objection to them being included.

10.7.6 The applicant advises that they “*previously updated UG35\_LAN\_SL\_DRW\_07 to remove the Picea Omorika (Rev. P17) to the south of the units, has now been reverted back to the P16 version originally submitted to allow for more substantial tree planting along the southern boundary*”

10.7.7 Since deferral, Caddick have agreed, following discussions with residents, that the landscaping programme around Phase 2 will be brought forward and carried out prior to development and within this planting season. This will ensure that the planting is secured as early as possible and can develop alongside the construction phase to screen the Units as much as possible. In terms of the landscaping around Phase 1 Caddick confirm their commitment to planting to be brought forward and will commit to plug gaps within the landscaping once put in and reviewed as to where issues lie. This will similarly be the case with the landscaping around phase 2 in so far as plugging any areas that are perceived as providing lesser screening.

10.7.8 In conclusion, it is considered that the proposed amendments to the Landscaping comply with Core Strategy Policy 17 Local Plan policies G13 and G17 and do provide some betterment above that already approved.

## 10.8 Biodiversity

10.8.1 The Ecological Enhancements Plan has also been updated with the approved plan for the previous RM application UG35\_ECO\_EEP\_01 Rev P07 being replaced with Rev P13. The supporting statement advises that:

*“It is recognised the site is adjacent the Lostock Corridor Biological Heritage Site (BHS). However, the site itself is largely lacking any particular biological assets being formed mainly of regenerated grassland on a former inert landfill, and this is detailed within the Ecological Appraisal.*

*The first reserved matters consent detailed how the allocation as brought forward include a significant ecological enhancement area in the south west corner of the site, adjacent the River Lostock.”*

10.8.2 The statement further advises:

*“The ‘ecological enhancement area’ comprises a new watercourse, sustainable drainage, open space, landscaping, tree planting, public rights of way, and green infrastructure, all of which go above and beyond the level of provision which would be expected for a site of this nature and provide significant ecological benefits. The new watercourse represents a significant investment by Caddick, and will result in the de-culverting, realignment, and overall improvement of the existing watercourse which currently runs across the centre of the site. The requisite detail relating to this element of development has been approved at outline and phase 1 reserved matters stage and construction has commenced.*

10.8.3 GMEU have considered the proposals and initially commented that the lighting scheme only covered the location of the application 07/2022/00912/FUL and recommended that an amended lighting scheme be submitted. GMEU advised that attention should be paid to the southern boundary of the built form and the wooded stream edge to the west. Contour plans should be supplied which indicate the extent of the light spillage onto these sensitive features. To be in line with the NPPF (July 2021 para 185 c)), GMEU recommended that that applicant follows the Institute of Lighting Professionals guidance (01/21 obtrusive lighting and 08/18 wildlife sensitive lighting). This should include all elements of the proposal such as highways lighting, pedestrian/ cycleway access and external domestic/security lighting as appropriate.

10.8.4 It is noted that condition 20 of the outline approval required a lighting strategy, including contour plans, to be submitted prior to occupation, as follows:

*Prior to occupation, a “lighting design strategy for biodiversity” for the dark corridors along key habitat features shall be submitted to and approved in writing by the local planning authority. The strategy shall:*

*a) identify those areas/features on site that are particularly sensitive for bats, badgers, otter and other crepuscular animals and that are likely to cause disturbance in or around their*



*breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and*

*b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.*

*All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.*

10.8.5 This condition covers all aspects of what GMEU have again requested. A discharge of conditions application has been submitted, providing the details required by this condition and the lux lighting plan 1720-EX-6302 P7 together with the Lighting Design Technical Notice have been considered by GMEU who advise that the plan and statement demonstrates that lux levels are estimated to be below the threshold likely to negatively impact on wildlife along the identified dark corridor. GMEU confirm they have no reason to doubt the accuracy of the plans and therefore have no objection to the prior to occupation part of condition 20 being discharged

10.8.6 GMEU were therefore contacted and confirmed that they are satisfied that the external lighting will not negatively impact on the existing higher value ecological features that could be utilised by bats and/or otter. No further information or additional conditions are therefore required but the lighting plans should be conditioned as approved documents

10.8.7 In respect of other biodiversity considerations, GMEU also advise that a CEMP should be required to consider the protection of retained ecological features and vegetation clearance. Again, a condition was imposed on the outline approval, condition 21, and this was formally approved as part of discharge of conditions application 07/2021/00928/DIS following GMEU's confirmation that the CEMP was sufficient to allow for Condition 21 to be discharged. Therefore, there is no need to re-impose a CEMP condition as the outline condition applies to the whole site.

10.8.8 GMEU consider that it is not clear if any of the INNS (Invasive Non-Native Species) including Japanese knotweed occur within the footprint of this element of the scheme and recommend that a 'prior to commencement condition' is imposed. This was covered by condition 25 of the outline approval with the Invasive Species Method Statement by Urban Green dated December 2020 being submitted as part of discharge of conditions application 07/2021/00928/DIS. Although approved, GMEU did comment that it was relevant for the developer and landowner to note that whilst the Japanese knotweed on site is not within the construction working area it is within their ownership and re-iterated that it is an offence under the relevant regulations to cause this species to spread in the wild. It is therefore important that this species is treated appropriately both as the applicant but also as a responsible landowner. As such, it is considered appropriate to include an informative note on the decision notice to re-iterate this requirement. The response from GMEU has also been forwarded to the applicant.

10.8.9 Finally, badger occur on the site and GMEU recommended that updated surveys should be secured via condition. Condition 23 of the outline approval covered badgers and an updated survey was undertaken in 2021 and submitted. However, this is now over 18 months old and GMEU recommend that a condition be imposed to ensure that this matter is not overlooked. This is considered appropriate and necessary.

10.8.10 It is noted that a number of representations raised point of objection in respect of biodiversity in the area and the number of mature trees that have been felled. It must be noted that the proposals include significant biodiversity enhancements, agreed as part of the phase 1 reserved matters application and a Biodiversity Net Gain above 10% is achieved as a result of the development.

10.8.11 Trees that have been/will be felled as a result of the development will be replaced with an overall net gain, with the supporting statement advising:

*As detailed in the Preliminary Arboricultural Assessment which formed part of the outline application, the development will result in the unavoidable loss of TPO trees in the area around the former Farington Hall. However, as shown in the Arboricultural Appraisal the TPO specimens in this location are generally of poorer quality and do not add to the amenity value or quality of trees on the site overall.*

*A detailed landscaping masterplan was agreed during the phase 1 Reserved Matters application. This details the proposed replacement trees and confirms there will be a net gain in the quality of trees on the site. .... the principles are retained, and the landscaping is actually being increased to properly screen the development from wider uses.*

## 10.9 Residential Amenity

10.9.1 Core Strategy Policy 17 requires that the design of new buildings should take account of the character and appearance of the local area in terms of its siting, layout, massing, scale, design, materials, building to plot ratio and landscaping. It also requires new buildings to be sympathetic to surrounding land uses and occupiers and ensure that the amenities of occupiers of the new development will not be adversely affected by neighbouring uses and vice versa.

10.9.2 To the south of the proposed development is a recently constructed housing development off Grasmere Avenue. Potential impacts could be the size and scale of the development and the potential for noise and disturbance.

10.9.3 The new dwellings are located between 40m and 55m from the rear of the proposed buildings with the closest dwellings as follows:

- Plot 81. This dwelling has its side elevation facing towards the south-eastern corner of Unit 3 at a distance of 55m. This property has 3 ground floor lounge windows and 1 first floor bedroom window facing the application site. These windows look more towards Unit 4.
- Plot 82 has its side elevation facing towards the south-western corner of Unit 3.
- Plots 94 and 95 have their side elevations facing the rear of Unit 3

10.9.4 The supporting statement advises:

*The buildings are to be screened by a landscape buffer, approved as part of previous reserved matters application, which will serve to reduce the perceived scale of the building when viewed from ground level from south of the application site. The significant standoff distance as well from the buildings and newly constructed residential properties also serves to ensure there are no perceived developmental impacts to residents of these properties as a result of the scale of development. Those residential properties have also been developed with the closest properties orientated so gable ends face north (frontages oriented away from the employment site.) which is clearly a design principle imposed recognising future development type within development parcel 2 of the Farington Hall site.*

10.9.5 The boundary with the residential site already has some landscaping and this is to be enhanced with supplementary planting including several large sized trees, up to 5m in height, as demonstrated on the Soft Landscape Plan and planting schedule. Both units will be enclosed with paladin fencing. Additionally, a 2.4m high acoustic fence is to be installed running from unit 2's south-west corner to join with a proposed 2.4m high paladin fence to provide some additional acoustic screening from the unit's yard area.

10.9.6 Since deferral, the applicant, Caddick, have agreed, following discussions with residents, that the landscaping programme around Phase 2 will be brought forward and carried out prior to development and within this planting season. This will ensure that the planting is secured as early as possible and can develop alongside the construction phase to screen the Units as much as possible.

10.9.7 Additionally, they had previously updated UG35\_LAN\_SL\_DRW\_07 to remove the Picea Omorika (Rev. P17) to the south of the units, which has now been reverted back to the P16 version originally submitted to allow for more substantial tree planting along the southern boundary.

10.9.8 Given the spatial separation between the proposed units and the new dwelling, and the level of landscaping to the common boundary, it is considered that the proposal will not unduly impact on the residential amenity of the residents in terms of size/scale or result in an overbearing form of development.

#### **10.10 Noise**

10.10.1 A Noise Assessment has been submitted which advises that the baseline noise survey was undertaken in August 2020 and has been used as a basis for the noise impact assessment to support this Reserved Matters application. It considers the potential noise impact of the proposed development at existing noise sensitive receptors in the vicinity of the site. The noise assessment includes consideration of noise from deliveries, break-out noise, proposed fixed plant noise sources and car parking.

10.10.2 The report goes on to advise that the results of the noise impact assessment indicate that operations associated with the development have the potential to result in a significant adverse impact at existing noise sensitive receptors during the night-time period, without mitigation in place. Therefore, an acoustic barrier of 4.0m in height adjacent to the service yard area associated with Unit 2, is required to reduce noise levels to acceptable levels.

10.10.3 In addition, the report also advises appropriate noise limits have been determined to be achieved by fixed plant items associated with the proposed development, and an assessment of the proposed carparking areas indicates that recommended internal noise levels are likely to be achieved without any mitigation in place.

10.10.4 In its conclusion, the report considers that, based on the results of the assessment, and with appropriate mitigation measures in place, it is considered that the requirements of the noise related condition 13 and 15 imposed on the outline approval are achieved.

10.10.5 Environmental Health have considered the submitted noise impact assessment, Reference MCA2094-Phase 2-04 BWB and advise this includes mitigation measures in Section 5 which need to be implemented to ensure the development does not cause dis-amenity to nearby residential properties. Condition 3 has been included to secure the development is carried out in accordance with the Noise Impact Assessment and the mitigation measures contained within it.

10.10.6 It is considered that, with the mitigation measure in place, there should be no impact on neighbouring residential properties in terms of noise and disturbance.

#### **10.11 Drainage**

10.11.1 A Drainage Maintenance and Management Plan, by JDM, Reference 5386-JPG-XX-XX-RP-D-0602-S2-P02 dated July 2021 has been submitted along with a Phase 2 Drainage Strategy. These documents have been considered by United Utilities who advise that they previously commented on the outline application.

10.11.2 In respect of drainage, in accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the surface water should drain in the most sustainable way. Further to UU's review of the submitted drainage documents proposing discharging surface water into the watercourse, they confirm the proposals are acceptable in principle. However, they advise that they would request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable before a surface water connection to the public sewer is acceptable.

10.11.3 UU also provide advice for the applicant including contact details; the adoption of wastewater assets; water and/or wastewater services from United Utilities; water pipelines; easements and diversions; 'Standard Conditions for Works Adjacent to Pipelines' and where to view water and sewer records.

## 10.12 Flood Risk

10.12.1 The Environment Agency had previously undertaken a detailed review of the hydraulic model supplied for the wider development site for Reserved Matters application 07/2021/00966/REM for Phase 1 and this has also been used as part of the assessment for this current Reserved Matters application. As such the EA have no objections to this RM application for Phase 2.

10.12.2 In terms of Environmental permit, the EA provide the following advice to the applicant which can be included on the decision notice as an informative note:

*It should be noted that Watercourse 1 (M6 to Stansfield Lane), which runs through the wider Lancashire Business Park development site, has recently been diverted from a Main River culvert to run through a new culvert and new open cut permanent channel. These alterations were dealt with as part of Flood Risk Activity Permit EPR/WB3959MM in accordance with the Proposed Attenuation Pond and Watercourse Diversion Details Option C drawing (reference: C5386-JPG-ZZ-ZZ-DR-D-1419-A5, revision: C01, dated: 30/03/2022) produced by JPG Group. This permit was granted on 24/06/2022.*

*The Main River map has not yet been updated to represent this watercourse diversion – it is expected that the old river course will no longer be designated as Main River whilst the new river course will be designated as Main River channel. This should be considered for any subsequent planning applications on the site. The new confluence with the River Lostock is approximately 300m downstream from the old culvert outlet.*

*The Flood Map for Planning has also not been updated to represent the watercourse diversion which presents an element of uncertainty to flood risk on the site. However, a Flood Risk Strategy (reference: 2021s0345, dated: 03/09/2021) and Flood Risk Review (reference: 2021s0345, dated: 25/06/2021) were produced by JBA Consulting prior to the undertaking of any culvert realignment works. These reports demonstrated that the permitted works would not increase flood risk; Environment Agency approved hydraulic modelling showed that the realigned culvert and open channel would improve the local floodplain connectivity by managing overland flow. The development of a more natural watercourse also offers significant ecological and environmental benefits. In order for the Environment Agency Flood Map for Planning to represent the new flood picture on site, the applicant should submit a challenge to the Flood Map.*

*As the applicant is applying for new development adjacent to Watercourse 1 Main River culvert, they should be aware that a new permit will be required for any works within 8 metres of this. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines (including outfalls) or any other structure erected.*

*The Environmental Permitting (England and Wales) Regulations 2016 may require a permit to be obtained for any activities which will take place:*

*on or within 8 metres of a main river (16 metres if tidal)*

*on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)*

*on or within 16 metres of a sea defence*

*involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert*

*in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission*

*For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.*

## 10.13 Contaminated Land

10.13.1 Contamination of the site was addressed for the whole of the development site through the outline planning application 07/2020/00781/OUT. The Environmental Agency have therefore previously reviewed the site remediation strategy, by JPG, provided in this application (ref: 5386-JPG-XX-XX -RP-G-0604-S2-P06, dated August 2020) and requested a contaminated land condition as part of the outline consent. The applicant sought to discharge the contaminated land condition through discharge of conditions application 07/2021/00928/DIS. In the EA's response they recommended the discharge of parts 1-3 of Condition 36 but required the submission of the verification report upon completion of the work. This will need to be submitted as a formal discharge of conditions application once all works have been completed and verified.

#### **10.14 Proximity to Existing Industry Regulated by the EA**

10.14.1 The EA, as indicated in their response to the previous reserved matters application, advised that the development is next to an existing waste facility regulated by them. Being located close to a waste facility could result in people at the new development being exposed to impacts including odour, noise, dust and pests. The severity of these impacts will depend on the size of the facility, the nature of the waste it takes and prevailing weather conditions.

10.14.2 Planning policy requirements (paragraph 187 of the National Planning Policy Framework) states that new development should integrate effectively with existing businesses and not place unreasonable restrictions upon them. Where the operation of an existing waste transfer facility could have significant adverse effects on new development (including changes of use), the applicant should be required to provide suitable mitigation for these effects. Mitigation can be provided through the design of the new development to minimise exposure to the neighbouring waste transfer facility and/or through financial contributions to the operator of the activity to support measures that minimise impacts.

10.14.3 Environmental Permitting Regulations require operators to demonstrate that they have taken all reasonable precautions to mitigate impacts of their operations. This is unlikely to eliminate all emissions and there are likely to be residual impacts. In some cases, these residual impacts may cause neighbouring properties concern. There are limits to the measures that the operator can take to prevent impacts to neighbouring properties. Consequently, it is important that planning decisions take full account of paragraph 187 of the NPPF. When a new development is built near to an existing waste transfer facility this does not automatically trigger a review of the permit.

10.14.4 In this case the proposed development is for uses within Use Classes E(g), B2 and B8 with ancillary office space, ie warehouse/storage/distribution and therefore not as sensitive as a residential development. As such, it is considered appropriate to include the information as an informative note on the decision notice

#### **10.15 Outline Planning Conditions**

10.15.1 A number of planning conditions imposed on the outline approval required the submission of details at Reserved Matters stage and are therefore being discharged as part of this application. For reference, the relevant documentation is as follows:

10.15.2 **Condition 13 and 15 - Noise Impact Assessment** - This is discussed earlier in this report under the 'Noise' section. Essentially, Condition 13 required that a Noise Assessment be submitted as part of any reserved matter application which detailed the potential impact of each phase. Condition 15 was a duplicate of condition 13 and imposed in error.

10.15.3 **Condition 30 - Employment and Skills Training Plan** – This condition specified that an Employment and Skills Training Plan be submitted as part of any reserved matters application which provides details on two main elements - the Construction Phase Employment and Skills Training Plan and an Operational Employment and Skills Plan. These plans have been duly submitted. Calico, the Council's advisors in such matters, were consulted but no response has been received. However, the Council's Investment and Skills section has confirmed that, overall, they are happy with the content but make some recommendations. The

comments have been forward on to the applicant for inclusion in the Employment and Skills Training Plan.

**10.15.4 Condition 32 - Details of Ground Levels** – This condition required the submission of the existing and proposed ground levels, as requested by the Environment Agency. These plans have been duly submitted to show the existing and proposed ground levels. However, in consideration of the RM application for Phase 1 of the development, the EA advised: *Condition 32 requires the submission of information as part of this Reserved Matters application. However, the applicant has now altered the proposal and the channel of Watercourse 1 will now be re-routed. Therefore, the EA consider that it is not necessary to provide ground level information at this stage, as levels around the new culvert and new open watercourse will be determined at detailed design stage.*

10.15.5 The EA has not commented on this aspect in their consultation response to this current RM application as the requirement was in respect of the watercourse and is not now necessary. However, the levels plans are useful to demonstrate the existing site levels and the finished floor levels of the proposed units. It must be noted that there is no increase in the site levels for Phase 2.

**10.15.6 Condition 33 - Details of Overland Flood Flows** - A Technical Note for the Phase 2 Drainage for Units 2 and 3, Reference 5386-JPG-XX-XX-RP-D-0627-S2-P05 dated 13 July 2022 has been submitted which includes details required by Condition 33 of the outline approval. The Environment Agency, the LLFA and United Utilities have all been consulted on drainage and flooding matters and raise no objections.

#### **10.16 Building Research Establishment's Environmental Assessment Method (BREEAM)**

10.16.1 The outline approval included 3 conditions relating to BREEAM, conditions 27, 28 and 29 which required each phase of development to achieve a BREEAM rating of 'Very Good' or where possible in Urban areas, 'Excellent' in order to be compliant with Core Strategy Policy 27.

10.16.2 Condition 27 required that buildings be registered with BREEAM and be shown to achieve a 'Very Good' rating, or where possible in urban areas 'Excellent. As such a BREEAM Pre-assessment has been submitted for the Phase 2 units which demonstrates that the Very Good rating can be achieved. Although it would be preferable to have the Excellent rating, the pre-assessment does show the overall development is on route to 'Excellent' based on Phase 1 with a target of 78.53%.

10.16.3 Conditions 28 and 29 will require submission of the requires Design Stage Certification and Post Construction Review Certificate prior to first occupation of the units to be submitted as part of a discharge of conditions application once the development has been completed.

#### **10.17 TV and Radio Reception**

10.17.1 During consideration of the Phase 1 reserved matters application, the issue of the scale of the building blocking TV and radio reception to residential dwellings was raised. A TV, FM & DAB Reception Survey was therefore submitted which included a number of mitigation measure and condition 6 was imposed, as follows:

*The development hereby approved shall be carried out fully in accordance with the mitigation measures outlined in the TV/FM & DAB Survey Report Ref No: TBAER060 dated 19th February 2022 by SCS Technologies Ltd.*

10.17.2 A TV, FM & DAB Reception Survey has also been submitted with this current application for phase 2. The report concludes that:  
“...the proposed development will change the existing site which can result in an impact to existing viewers' television reception.

..... In the case of the proposed development, we have highlighted a potential impact zone for terrestrial television reception.”

10.17.3 Therefore, the report includes mitigation measures including remedial aerial works, as follows:

- *One or all the following may assist in rectifying interference being received to terrestrial television reception*
- *Change of aerial type to one most suited to the type of interference being received.*
- *Redirecting existing television aerial to an alternative transmitter that is not affected, in some cases the existing television aerial may not be suitable for redirecting and the installation of a suitable television aerial may be required*
- *Re-siting of the television aerial to a position on the property where interference is reduced or not present.*
- *Increase or decrease of aerial height*
- *Installation of masthead amplification to improve television signal strengths being received*
- *Should rectifying terrestrial television reception prove problematic, the installation of satellite systems utilising the Freesat/Sky platform can assist in rectifying reception issues.*
- *To provide satellite television reception for individual affected dwellings or commercial units requires the installation of a satellite dish and set top box.*

10.17.4 In respect of Satellite Television Reception mitigation includes Remedial Satellite Work such as the re-siting of the satellite antenna to a position on the property where a clear line of sight can be achieved and/or the increase in height of the satellite antenna to achieve a clear line of sight to the satellite.

10.17.5 The need for mitigation would need to be determined on a case-by-case basis and Cadick has set up a website for residents to contact them with any issues and SCS can then carry out a survey to ascertain the most appropriate mitigation for their property. With the suggestion mitigation secured by condition, it is considered the proposal will be acceptable in terms of TV reception.

10.17.6 In the interests of clarity, condition 6 of the RM approval for phase 1 required that *the development be carried out fully in accordance with the mitigation measures outlined in the TV/FM & DAB Survey Report Ref No: TBAER060 dated 19th February 2022 by SCS Technologies Ltd.*

10.17.7 Following deferral, Caddick have provided the following details:  
*In summary, ten people have contacted Caddick about difficulties so far and a solution has been provided for five. Caddick have one more person booked in for Friday 3rd March for the initial survey and there is ongoing liaison with the others to find a suitable date and time for the initial survey. Enquiries are picked up in no more than 3 days, initial surveys booked within around week.*

*One resident didn't want a FreeSat box fitting because they have recently done a lot of work on their house. Only their kitchen TV was affected by the loss of tv signal and have smart TVs in the rest of the house which are working normally. Caddick offered an amazon fire stick or google chrome cast, but this also proved difficult with the way their kitchen TV was fitted to the wall. The solution was for them to buy and fit a new smart tv and Caddick would reimburse them. A further resident contacted Caddick because they weren't aware of assistance scheme, so they had arranged this themselves and Caddick reimbursed them for the cost of the box and the fitting.*

10.17.8 Among the points of objections raised by neighbouring residents is that the submitted TV and Radio reception survey show some impact to the middle of Bispham Avenue, the survey needs expanding to include mobile cell coverage. However, mobile phone coverage would be for the mobile phone operators to provide and any issues should be directed to them. That said, Caddick have included a section on Mobile phone signal on their website, advising residents to enable Wi-Fi calling on their phones and where to find step by step instructions to do this.

## 10.18 Other Points of Objection Raised

10.18.1 Many of the points of objection raised by neighbouring residents to this application actually relate to Phase 1 of the overall development which has been approved and do not form part of the consideration of this current application for Phase 2. The Reserved Matters application for Phase 1 was duly considered with the in-depth committee report outlining all matters of relevance. These included the size and scale of the Phase 1 building; its proximity to residential properties; its appearance; access and traffic generation.

10.18.2 Impacts on neighbouring residents were given full consideration both during the local plan preparation when the site was first and subsequently allocation for employment use; at pre-application stage; during the outline application determination and again at Reserved Matters stage. Additionally, the developers, Caddick, engaged with residents' pre-application and since the development commenced, have set up a dedicated web site to enable residents to contact them with any issues they have during the development.

10.18.3 This application for Phase 2 of the wider development and the updates to the landscaping scheme must be considered on their own merits.

## 11. Conclusion

11.1 It is officers' view that this Reserved Matters application for 2 units within Use Classes E(g), B2 and B8 is in line with the parameters set out in the outline approval and accords with all the relevant policy standards. The application is recommended for approval subject to the imposition of conditions and with reference to those already imposed on the outline approval which remain relevant and

## 12. RECOMMENDATION

12.1 Approval with Conditions.

## 13. RECOMMENDED CONDITIONS:

1. The development hereby approved shall be begun either before the expiration of 5 years from the date of the outline permission, or before the expiration of 2 years from the date of the permission herein.  
REASON: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990
2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans:  
Proposed Site Plan 2001 Rev P1  
Unit 2 Building Plan 2002 Rev P1  
Unit 3 Building Plan 2003 Rev P1  
Unit 2 Elevations 2004 Rev P1  
Unit 3 Elevations 2005 Rev P1  
Fencing Details 2006 Rev P1  
Unit 2 & 3 Cycle Storage Details 2007 Rev P1  
Bin Store Details 2008 Rev P1  
External Materials 2009 Rev P1  
Unit 2 Roof Plan 2010 Rev P1  
Unit 3 Roof Plan 2011 Rev P1  
Proposed Levels 2012 Rev P1  
Phase 2 External Lighting Strategy 1720-EX-6302-P6  
Phase 2 Soft Landscaping Plan UG\_35\_LAN\_SL\_DRW\_13 Rev P08  
Phase 2 Hard Landscaping Plan UG\_35\_LAN\_HL\_DRW\_11 Rev P08  
General Arrangement Plan Phase 2 UG\_35\_LAN\_GA\_DRW\_10 Rev P10  
Ecological Enhancements Plan UG\_35\_ECO\_EEP\_01 Rev P13



Hard Landscape Plan UG\_35\_LAN\_HL\_DRW\_02 Rev P13  
Soft Landscape Plan Sheet 1 of 5 UG\_35\_LAN\_SL\_DRW\_03 Rev P20  
Soft Landscaping Plan Sheet 2 of 5 UG\_35\_LAN\_SL\_DRW\_04 Rev P12  
Soft Landscape Plan Sheet 3 of 5 UG\_35\_LAN\_SL\_DRW\_05 Rev P09  
Soft Landscape Plan Sheet 4 of 5 UG\_35\_LAN\_SL\_DRW\_06 Rev P11  
Soft Landscape Plan Sheet 5 of 5 UG\_35\_LAN\_SL\_DRW\_07 Rev P16  
Landscape General Arrangements Plan UG\_35\_LAN\_GA\_DRW\_01 Rev P20  
Phase 2 Drainage Strategy 5386-JPG-ZZ-ZZ-DR-D-1404 S4 Rev P04  
Phase 2 Infrastructure Drainage Layout 5386-JPG-ZZ-ZZ-DR-D-1402 A5 Rev C04  
Proposed Attenuation Pond and Watercourse Diversion Details Option C 5386-JPG-ZZ-ZZ-DR-D-1419 A5 Rev C03

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

3. The development hereby approved shall be carried out fully in accordance with the Noise Impact Assessment, Reference MCA2094-Phase 2-04 BWB, and the mitigation measures included at Section 5. The mitigation measures shall be retained and maintained at all times thereafter.  
REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy
4. Prior to any construction relating to Phase 2 of the development, the submitted ecological survey for badgers (Urban Green, September 2020) shall be reviewed and, where necessary, amended and updated. The review shall be informed by further surveys commissioned 1 - 3 months prior to the expected construction to identify any likely new ecological impacts on badger that might arise from any changes including the need for a Badger Licence.  
REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan
5. The development hereby approved shall be carried out fully in accordance with the TV/FM and DAB Reception Survey Report by SCS Technologies Ltd dated 15 July 2022 Reference TBAER068 and the mitigation measures contained therein.  
REASON: In the interests of the residential amenity of neighbouring properties in accordance with Policy G17 in the South Ribble Local Plan
6. Prior to the first occupation of each building hereby permitted, the car parking area associated with the respective building will be surfaced in accordance with the scheme as approved on the External Materials Plan (ref. 2009 Rev P1) and the car parking spaces and manoeuvring areas marked out in accordance with the approved site plan (ref. 2001 Rev P1). The car parking area shall thereafter be always kept free of obstruction and available for the parking cars.  
REASON: To allow for the effective use of the parking areas and to be in accordance with Policies F1 and G17 in the South Ribble Local Plan."
7. Facilities shall include provision of an electrical supply suitable for charging an electric motor vehicle. The charging points shall be available for use prior to the occupation of the development and retained as such thereafter.  
REASON: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions in accordance with Policy 3 in the Central Lancashire Core Strategy
8. Prior to the first occupation of each building hereby permitted, the covered and secure cycle parking associated with the respective building will be completed and available

for use. The area shall thereafter be always kept free of obstruction and available for the parking of cycles only.

REASON: To ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport, in accordance with Policy 3 in the Central Lancashire Core Strategy

14. **RELEVANT POLICY**

**Central Lancashire Core Strategy**

Design of New Buildings

**South Ribble Local Plan**

E1 Allocation of Employment Land

G17 Design Criteria for New Development